



**GURUGRAM'S CROWNING GLORY.
IN A GREEN OASIS.**



STERNAL BUILDCON PRIVATE LIMITED | CIN NO.: U70109DL2012PTC241901

REGD. OFF: 13TH FLOOR, DR. GOPAL DAS BHAWAN, 28, BARAKHAMBA ROAD, CONNAUGHT PLACE, NEW DELHI - 110001

CORP. OFF.: GROUND FLOOR, TOWER A, SIGNATURE TOWERS, SOUTH CITY 1, GURUGRAM, HARYANA - 122001

Disclaimer :

Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and, therefore, requested to make personal judgment prior to submitting an application for allotment. The Project is being developed in phases, hence, certain facilities/amenities etc, may be used by allottee of other phases. Unless otherwise stated, all the images, visuals, material and information contained herein are purely creative/artistic and may not be actual representations of any products and/or amenities. Further, the actual design may vary in the fit and finished form, from the one displayed above. Project details / specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority website <https://haryanarera.gov.in/>. Journey time shown, if any, is based upon Google Maps, which may vary as per the traffic at a relevant point of time.

Rate mentioned does not include GST and other statutory charges, if applicable any. T & C Apply. "1 Sq. mt = 10.7639 sq. ft."



**PRIME LOCATION. ULTRA-MODERN HOMES.
CLOSE TO NATURE**





INDIA'S NO.1 AFFORDABLE HOUSING COMPANY*



*Signature Global is developing the highest number of projects amongst private developers under any government approved policies for affordable houses. Here the term 'company' includes the group companies, subsidiary companies, associate companies, etc.



WE VALUE WHAT WE PROMISE, AS YOUR TRUST IS PRICELESS.

As a responsible company, we understand the importance of owning a home. So, we ensure that we keep every promise we make, always delivering quality and that too on time. Always upholding our motto

REALTY. RELIABILITY. RESPONSIBILITY.

Company Backed by IFC – An arm of World Bank

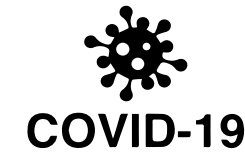


Received Completion Certificate before time for similar projects in Sohna & Karnal



NO COMPROMISE ON OUR ENVIRONMENTAL RESPONSIBILITIES

At Signature Global, we design our buildings following a set of processes and practices that eliminates any negative impact on the climate or nature. This, in turn, ensures efficient use of natural resources without unnecessary wastage. For you, this means reducing the maintenance cost while increasing the sustainability of resources.



The COVID-19 pandemic is threatening health & lives.



United Nation Environment Programme has suggested sustainable development goals for Global recovery with Building & Construction as one of the focus areas.



Signature Global has been in frontline when it comes to adopting Green Building practices

SIGNATURE GLOBAL IS CERTIFIED AS AN ECO-FRIENDLY ORGANIZATION



For our promise to take care of environment around us or effected by us (directly/indirectly).



Independent premium floor projects under Deen Dayal Jan Awas Yojna are all going to be EDGE certified (International Green Certification)



We have launched 7 IGBC Gold rated projects under affordable Housing





SIGNATURE GLOBAL IS THE ONLY DEVELOPER PROVIDING GREEN CERTIFIED HOMES TO THE OWNERS; THROUGH EDGE CERTIFICATION OF ITS PROJECTS.
















It is an International standard certification that ensures your green home has definite advantages over traditional homes.

- Building with environment-friendly, non-toxic material.
- Construction designs that adapt with surrounding nature.
- Sustainable use of natural resources.
- Better indoor air-quality.
- Emphasis on renewable resources, like solar power.
- Recycling and reusing domestic byproducts, such as used water.
- Low maintenance costs resulting in better living conditions.



FEATURES OF GREEN HOMES⁵

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 Operational energy saving features	 Natural ventilation ⁶	 Optimum window to wall ratio (WWR ⁷)	 Energy-Efficient walls ⁸	 Reflective roof
 High thermal performance windows	 Water saving features	 Low flow water fixtures (taps, showerheads)	 Low flow water closet	 Rain water harvesting
 Waste water treatment & reuse	 Embodied energy saving features	 Low embodied energy ³ materials (walls, floor & roof slab, flooring & window frames)		

Notes:

- Third party agency which certifies green buildings.
- Electricity required to operate lights, fans, appliances, etc.
- Energy required to extract and manufacture the materials which are used to construct and maintain the building.
- Lights, fans & appliances, which saves energy, such as LED lights, star rated fans, refrigerator, AC, etc.
- The list is not exhaustive, and the integration of features, if any, may vary from project to project.
- Promote cross ventilation within habitable spaces.
- Percentage of buildings's total glazed area to exterior wall area.
- Low U-value (thermal transmittance) walling material.



PRESENTING



SIGNATURE
GLOBAL CITY 81
SECTOR 81 GURUGRAM

**WEAR THE CROWN OF
INDEPENDENCE.
LIVE IN
LUXURY LIKE ROYALS.**



INDEPENDENT
FLOORS
FOR THE
INDEPENDENT
YOU

DESIGNED BY PADMA BHUSHAN ARCHITECT
HAFEEZ CONTRACTOR.



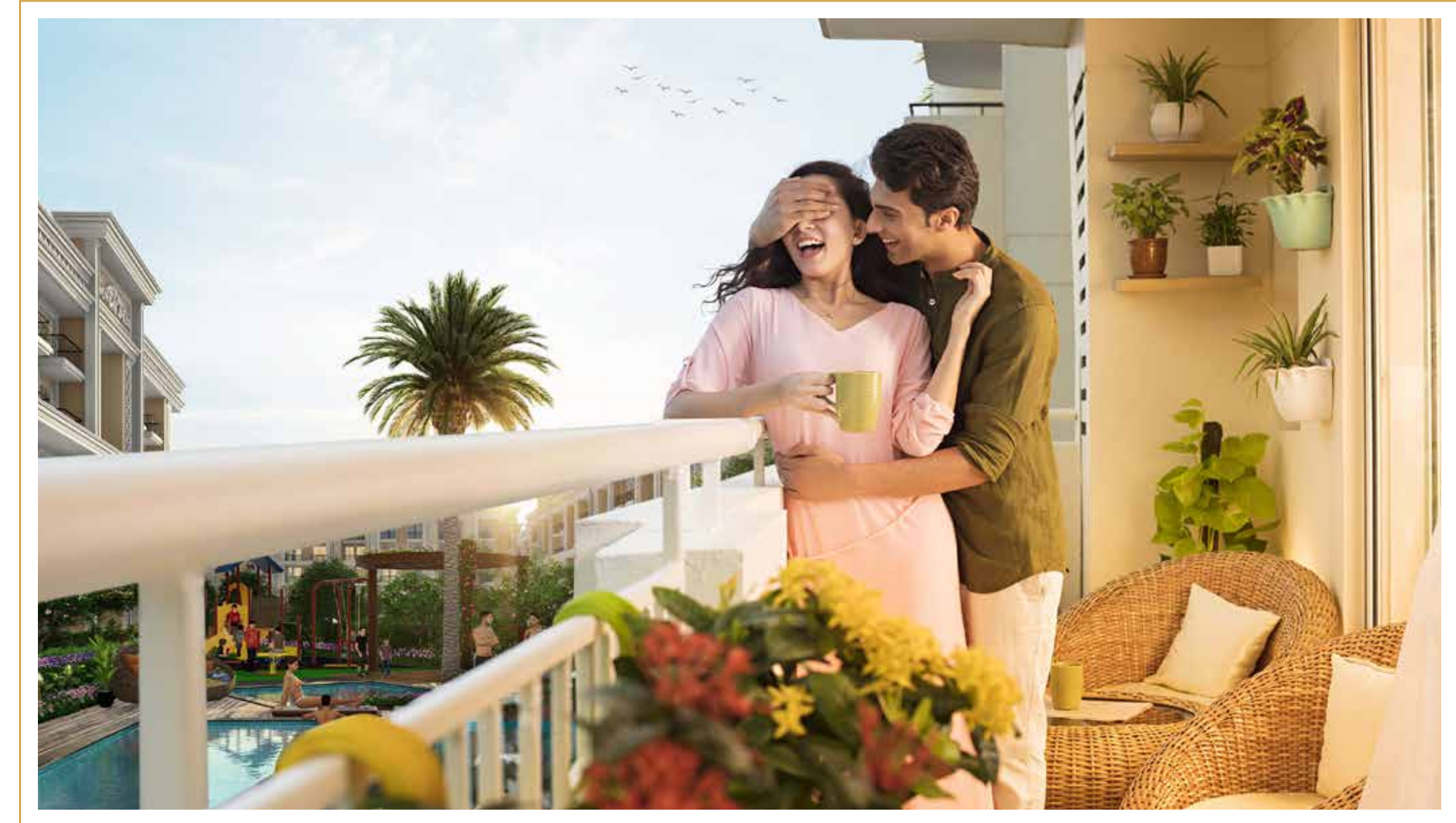
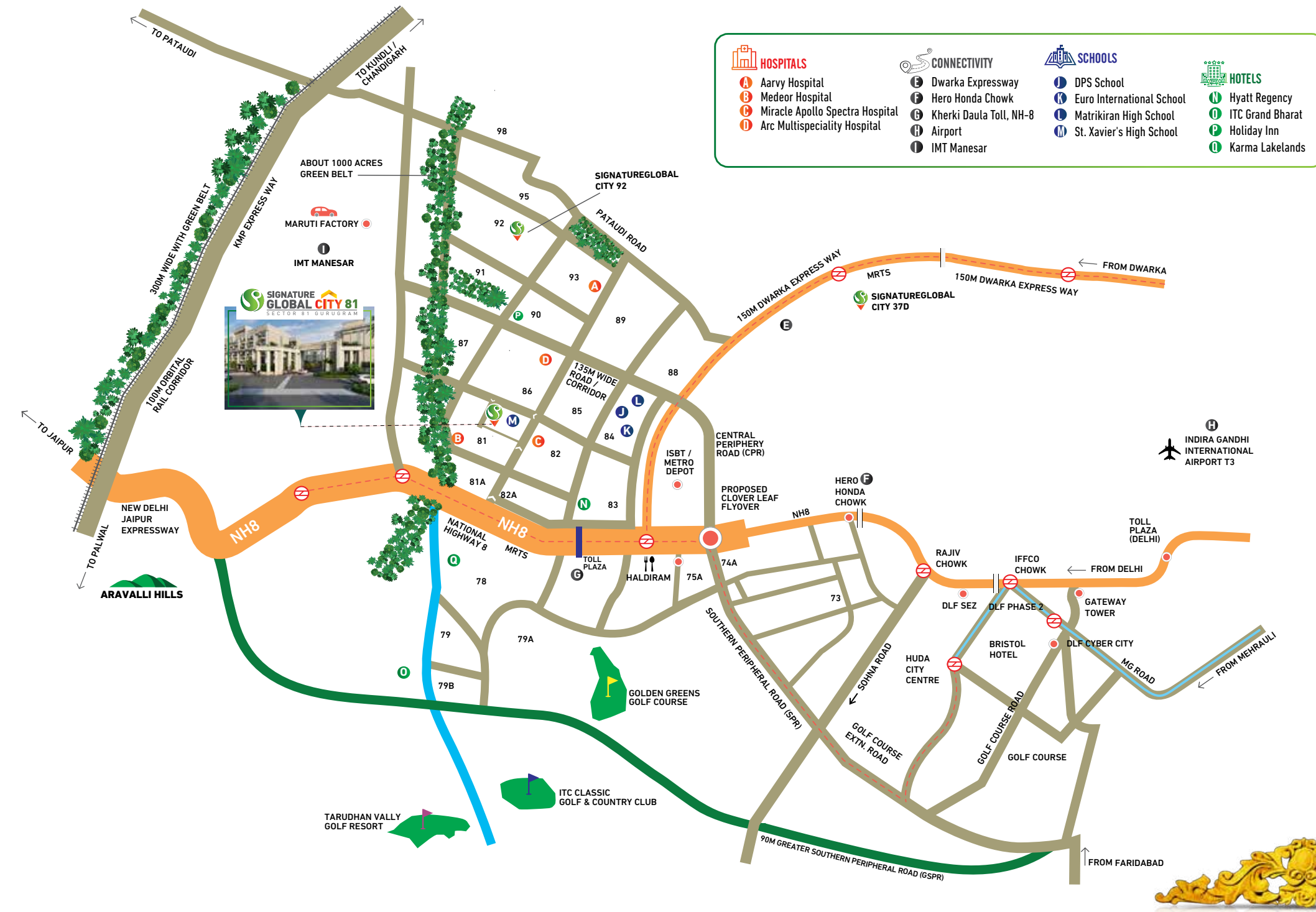


A MONARCH OF THE MODERN METROPOLIS.

Welcome to Signature Global City 81. A crown amongst the residential real estate, this iconic address is spread across 11.9778 acres surrounded by lush greenery. Build with all specifications of a Green Building project, enjoy an upscale lifestyle in a modern setting that is in perfect harmony with nature. The prestigious Edge Certification promotes resource-efficient savings, providing the residents with a green and clean environment. While the artistic landscaping and gardens preserve life at its pristine best; the best of world-class amenities and security services redefine the ultimate in luxurious and comfortable living.



LOCATION MAP





LOCATION ADVANTAGES

- 📍 Sector 81 enjoys its proximity to key employment hubs of the city like Cyber City, Udyog Vihar, Golf Course Extension Road, Sohna and Manesar.
- 📍 Major industrial employment centers of Manesar is in close vicinity.
- 📍 The city's employment hubs are well-connected through NH8, Dwarka Expressway and Southern Peripheral Road.
- 📍 Another key feature of this sector that makes it an ideal residential destination is strong social infrastructure in the neighbourhood.
- 📍 The sector has witnessed development of several residential projects in the vicinity.
- 📍 Residential projects in these places are ideal for those who choose to surround themselves by abundant greenery with the soothing sound of nature.
- 📍 Well established network of Schools, Hospitals, Shopping Malls, Retail Markets and Five Star Hotels in the vicinity.
- 📍 The city is very close to the international airport via NH-8 and Dwarka Expressway.
- 📍 The sector is well connected with the network of proposed metro line.







DRIVE TO THE CROWN OF GURUGRAM, IN THE LAP OF NATURE.



**DESIGNING AN EVERLASTING LOVE STORY.
BUILDING A RICH HERITAGE OF PRISTINE GLORY.**





BUILT TO BE A LEGACY OF COMFORT AND OPULENCE.



THE MUSIC SPEAKS THE LANGUAGE OF JOY AT THE AMPHITHEATER





KIDS CAN HAVE ALL THE FUN AT THE PLAY AREA.



AIM, JUMP AND THROW. HONE YOUR SKILLS IN THIS BASKETBALL COURT.





REFRESH WITH A REFRESHING DIP AT THE SWIMMING POOL.



ENJOY WORLD-CLASS AMENITIES IN A GREEN PARADISE.





FAMILY SHOPPING IS REDEFINED AT SIGNUM PLAZA 81.



RELAX AND SOCIALIZE IN THE ROOFTOP CAFÉ AT SIGNUM PLAZA 81.





LET THE STORY OF YOUR ELEGANCE SPREAD FROM YOUR DRAWING ROOM.



A TRENDY LUXURY FOR YOUR INNER SANCTUM.





MODERN MARVELS IN YOUR KITCHEN; FOR SPREADING TRADITIONAL WARMTH.



**COME, GATHER AROUND THE DINING TABLE.
MAKE A CIRCLE OF FUN, FOOD AND FAMILY.**





YOUR PERSONAL SPACE WHERE YOU CAN REJUVENATE IN TRANQUILITY.



SOAK AND UNWIND IN OPULENCE AND STYLE.





WORKING FROM HOME NOW GETS MORE CONVENIENT.



COMPLEMENT YOUR HOME DÉCOR WITH A TERRACE GARDEN.



SPECIFICATIONS

DRAWING / DINING ROOM



FLOOR
VITRIFIED TILES



CEILING
OIL BOUND DISTEMPER



WALL
ACRYLIC EMULSION

BALCONIES

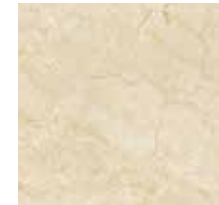


FLOOR
ANTI-SKID / MATT
FINISH CERAMIC TILES



RAILING
WROUGHT IRON RAILING

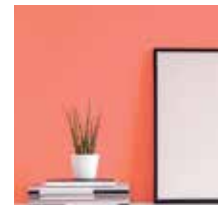
BEDROOM



FLOOR
VITRIFIED TILES



CEILING
OIL BOUND DISTEMPER



WALL
ACRYLIC EMULSION

TERRACE



BRICKBAT COBA OR
WATER PROOFING TREATMENT

KITCHEN



FLOOR
VITRIFIED /
CERAMIC TILES



WALL / CEILING
OIL BOUND DISTEMPER



DADO
CERAMIC TILES 600 MM
ABOVE THE COUNTER



COUNTER TOP
GRANITE STONE



FITTINGS & FIXTURES
ISI MARKED CP FITTINGS
& SS SINK

TOILET & BATH



FLOOR
ANTI-SKID
CERAMIC TILES



WALL
CERAMIC TILES TILL
4 FEET / 7'-0" FEET



CEILING
GRID FALSE CEILING



FITTINGS & FIXTURES ISI MARKED
CP FITTINGS, WC & WASHBASIN



Note : Flooring in mix design of marble, granite and tile. Accordingly, variations in shade and/ or size and/or colour and/or design of the tiles, motifs, mica, etc. may occur.

DOORS & WINDOWS



MAIN / INTERNAL DOOR FRAME
HARD WOOD / RED MERANTI



INTERNAL DOOR SHUTTERS
BOTH SIDE LAMINATED DOORS



EXTERNAL DOORS & WINDOWS
UPVC/ALUMINIUM POWDER COATED

ELECTRICAL



WIRING
COPPER ELECTRICAL WIRING
THROUGHOUT IN CONCEALED
CONDUIT FOR LIGHT POINTS



SWITCHES / SOCKET
ISI MARKED SWITCHES
& SOCKETS

STRUCTURE



**EARTHQUAKE RESISTANT
RCC FRAMED STRUCTURE
AS PER SEISMIC ZONE**

EXTERNAL DEVELOPMENT



INTERNAL ROADS
INTERLOCKING BLOCKS/
TREMIX CONCRETE ROAD



BOUNDARY WALL
RCC / BRICK WALL
WITH PLASTER &
EXTERNAL WEATHER
PROOF PAINT FINISH



EXTERNAL PAINT
WEATHER PROOF TEXTURE
PAINT IN BUILDINGS

BEST BRANDS FOR THE BEST EXPERIENCE

TILES



SWITCHES



NORTH-WEST SANITARY FITTINGS



PLUMBING PIPES



PAINTS



WOODEN DOORS



KITCHEN SINK



LIGHTING



DOOR LOCKS & HANDLES



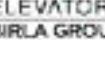
WIRES & CABLES



GLASS



LIFTS



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ABOUT SIGNATURE GLOBAL

Signature Global believes in the policy of transparency. Though we've created our own distinct identity in the field of real estate, we're working more passionately to maintain and improve our reach in the sector. We emphasize on the core values of reliability, responsibility and global standards with regard to the International Real Estate realm.

The group has outlined its vision for 'India of Tomorrow' with a mission of 'Har Parivar ek Ghar' (a home for every family). With a vision to redefine the current conventions of Indian real estate development by championing excellence in craftsman, planning and service, the company has successfully launched 26 housing projects, all in the prime locations including Gurugram, Sohna and Karnal in Haryana and a commercial mall focussing on the interest of customers in Vaishali, Ghaziabad, Uttar Pradesh. The company has successfully delivered Solera, Synera, Andour Heights, Grand IVA and Orchard Avenue in Gurugram and offered possession of Sunrise in Karnal, months before the expected time of delivery. Each residential project is complemented with one branded retail hub christened as Signum. The hallmarks of these projects are ideal location, impeccable quality of

construction with excellent amenities at reasonable prices. They are unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We have ushered in the best global practices of transparency and professionalism, with 'think global, act local' approach, doing product development as per the needs of our valued consumers.

We are offering Green Homes which are IGBC and Edge Certified that provide a solution to capitalize on the value of green buildings by promoting benefits to customers while protecting environment. We are deploying cutting edge technology and best project management techniques to achieve scale and efficiency to boost affordability.

Signature Global works with a team of experienced architects, master planners and designers who are among the best in the industry. We have partnered with several leading National and International institutions like IFC – an arm of world bank, HDFC CAPITAL, ICICI Prudential, etc. Also, we take pride in growing our reach to customers by seeking direct online applications. Leading a team of highly enthusiastic professionals is always an enjoyable task. The same becomes even more interesting

when the society starts recognizing and rewarding your efforts. In the last couple of years, we have won several awards from prestigious media houses for our outstanding contribution to the real estate. We were awarded as 'Haryana's Icons' and 'Emerging Developer' by Times of India, 'Business Leaders in Affordable Housing' by ASSOCHAM, 'Best Upcoming Developer of the Year' by Realty Sutra, 'World Best Realty Brand Award' by Realty Fact and 'Game Changer of India Realty' and 'Best Developer of the Year' awards by Indian Realty Award. We were also awarded 'Best LIG Housing project for Solera' by PMAY Empowering India 2019, 'Six Star CARE Rating for Solera' and ICRA the rating agency has added new feathers by adjudging Synera as seven star rating project. Recently, we have been awarded as 'Affordable Housing Project of the Year for Solera', 'Electronic Media Campaign of the Year' and 'Sustainable Business Leader of the Year' by Realty Plus. We have also got ISO 9001:2015; 14001:2015; 45001:2018 Certifications.



